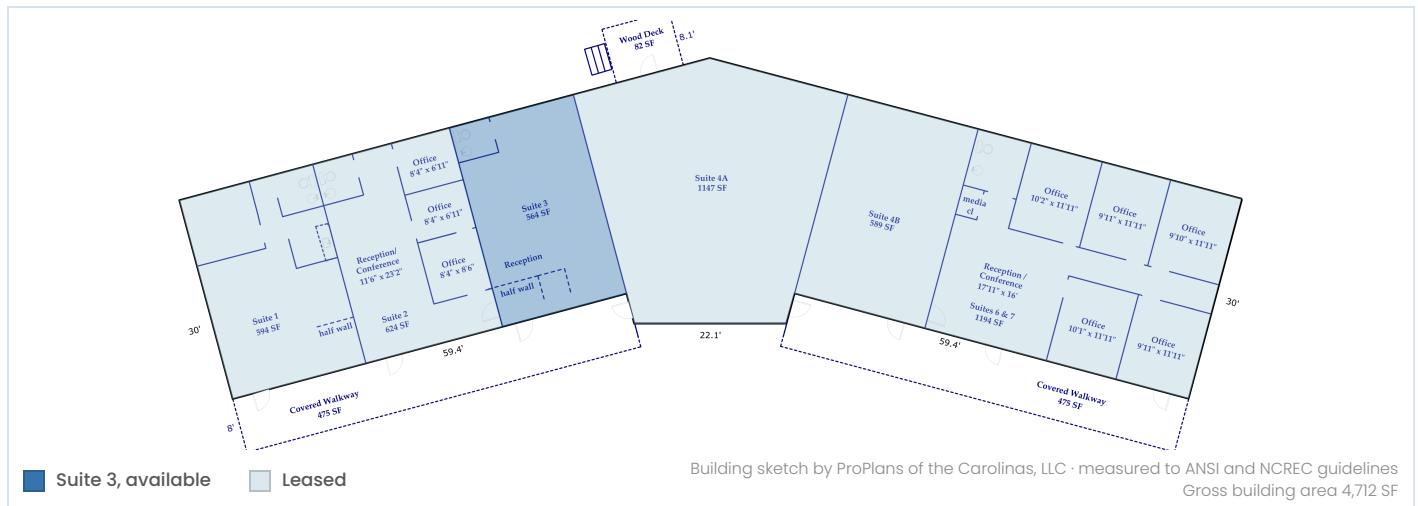


Suite 3 / 564 square feet

A commercial suite in an established multi-tenant center on Garrison Branch Road in Weaverville. Every other suite in the building is leased, on terms running into 2030.

564 SF SUITE AREA	\$1,430 PER MONTH, CAM INCLUDED	\$180 OF THAT IS CAM	3 years MINIMUM TERM
-----------------------------	---	--------------------------------	--------------------------------



THE SPACE

564 square feet, open plan, with a reception area set off by a half wall and its own private restroom. Entry directly off the 8-foot covered walkway that runs the length of the building, with shared parking on site.

TERMS

Rent	\$1,430 per month
Term	3 years minimum
Base rent increase	3% a year
Security deposit	One month

WHAT THE \$1,430 COVERS

INCLUDED IN THE \$180 MONTHLY CAM

- Real estate and personal property taxes
- Property insurance and the landlord's liability coverage
- Landscaping, lawn care and snow removal
- Parking lot upkeep, sealing and restriping
- Common-area utilities and exterior cleaning
- Management and administration, capped at 3%

BILLED SEPARATELY TO THE TENANT

- Electric, water and trash
- HVAC service for the suite
- The tenant's own liability policy

This is a triple net (NNN) lease. The \$180 is an estimate of common-area operating costs, reconciled against actual costs once a year, so a credit or balance can follow.

YOUR NEIGHBORS

Clay Spa Hair Salon · Dry Ridge Insurance · ETC Consignment Shop · French Broad Cabinets

A steady mix of retail, service and office tenants, on terms running to 2027, 2029 and 2030.

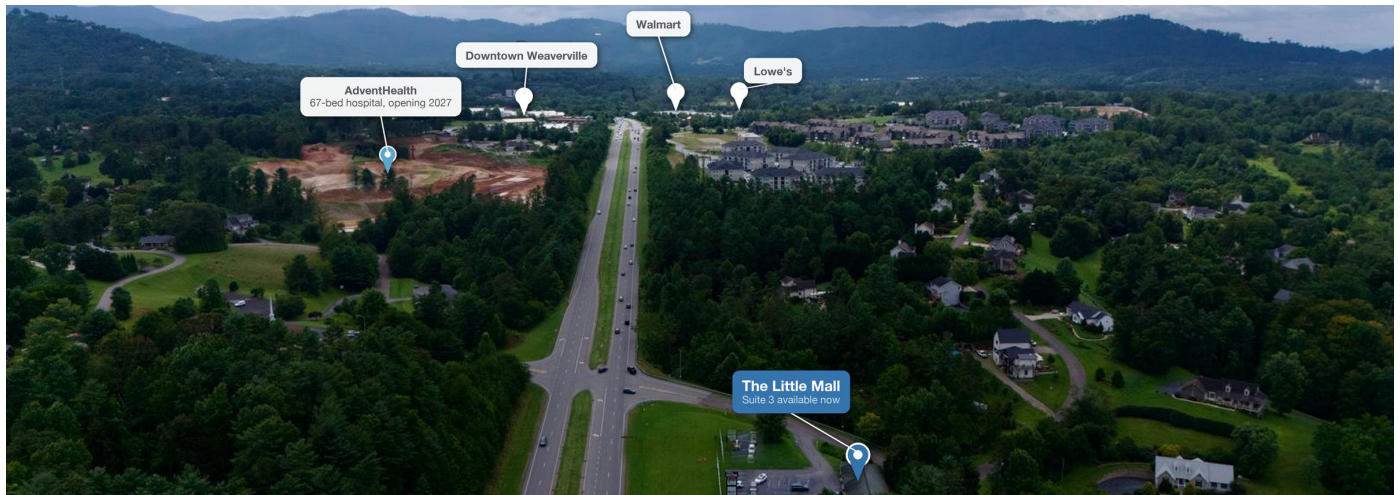
LEASING

Darien Bodenhorst
Owner · Three is Company, LLC

(828) 779-8543
darien@joinomerta.com

Traffic, rooftops / and a hospital

AdventHealth is building a 67-bed hospital nine tenths of a mile up the road, a three minute drive. The center is 4,712 square feet on 1.46 acres, five suites, four of them leased.



Looking north along US 25/70 toward Weaverville - AdventHealth site graded, March 2026 - downtown, Walmart and Lowe's all within about two miles

29,500 VEHICLES A DAY US 25/70 AT MONTICELLO RD	37,000 VEHICLES A DAY I-26 AT EXIT 19	35,269 RESIDENTS WITHIN 5 MILES	\$87,248 MEDIAN HOUSEHOLD INCOME WITHIN 5 MILES
--	--	--	--

TRAFFIC COUNTS		TRADE AREA		DRIVING DISTANCE	
US 25/70 at Monticello	29,500	Residents, 5 miles	35,269	AdventHealth site	0.9 mi
Same count, 2022	26,000	Households, 5 miles	13,258	I-26 Exit 19	2.1 mi
I-26 at Exit 19	37,000	Town of Weaverville	4,838	Weaverville	2.3 mi
Monticello at Garrison	7,300	Growth since 2020	+5.3%	Asheville	9.6 mi

ADVENTHEALTH WEAVERVILLE, UNDER CONSTRUCTION

67 BEDS, PHASE ONE	1,300 JOBS	\$109.2M PHASE-ONE INVESTMENT	2027 TARGET OPENING
------------------------------	----------------------	---	-------------------------------

Ground was broken on the 32-acre campus in March 2026, ending three years of certificate-of-need litigation. Phase one carries emergency, intensive care, labor and delivery, and imaging. A further 26 beds are approved and 129 more are pending.

THE FIVE SUITES

Suite 1 594 SF Clay Spa Hair Salon Leased to 2030	Suite 2 624 SF Dry Ridge Insurance Leased to 2030	Suite 3 564 SF Available now 3 year minimum	Suites 4A + 4B 1,736 SF ETC Consignment Shop Leased to 2027	Suites 6 & 7 1,194 SF French Broad Cabinets Leased to 2029
---	---	--	---	--

LEASING

Darien Bodenhorst
Owner · Three is Company, LLC

(828) 779-8543
darien@joinomerta.com